

**Subject:** Check Out The New Construction In Los Angeles

**From:** "Bud Ovrom" <LADBS.Newsletter@lacity.org>

**Date:** 02/13/2013 01:29 PM

**To:** "duckworth.donald@gmail.com" <duckworth.donald@gmail.com>



**Volume III,  
Issue 8,  
February 2013**

[Also available on  
the Web at  
www.ladbs.org](http://www.ladbs.org)

**Special Points  
of Interest**

*For general  
information and  
inspection  
requests, please  
call 3-1-1.*

*Click here for a  
copy of our [2011  
Performance  
Enhancement  
Program](#)*

**Inside This  
Issue**

LA Marriott

The Broad

Forever 21

Baxter BioScience

**LADBS  
Construction  
Service**

## Message from the General Manager



### Monthly Statistics

The beat goes on with the steady growth of new construction in the City. Total building permit valuation hit \$335 million for January, just over twice as high as last January at \$165 million! That brought our year-to-date total to \$2.128 billion, up 26% over this time last year.

Interestingly, monthly Plan Check Revenue, our best indicator of future growth, dipped from \$3.24 million last January to \$2.74 million this January, down 15%. But, that appears to be the result of some people rushing to get their projects going before the end of the calendar year in December and therefore a slight drop-off in January. Taken together, the first 7 months of the Fiscal Year are still up a whopping 29% over last year at this time - - which is a great sign for future building activity in the City.

Housing had a particularly good month, with 800 units starting construction. The last few months had seen a slow-down from the hot beginning of the Fiscal Year. We are still at a low enough level that one or two big projects can skew the percentage total for any given month. The year-to-date total of housing starts is at 4,117 units, up 10% over the last year - - a respectable pace of growth.

With total new construction, housing starts and plan check revenue all up, it is natural that our total revenue is also up - - 21% month-over-month and up 22% year-to-date. Given how our Special Enterprise Fund works, that does not mean we get to pocket a windfall sum of money! People pay for their full building permit the day they get it. Our inspectors' work continues for the entire time of

## Centers

### Downtown

201 N.  
Figueroa  
Street  
Los Angeles,  
CA 90012  
(Figueroa  
Plaza)

### West Los Angeles

1828 Sawtelle  
Blvd.  
2nd Floor  
Los Angeles,  
CA 90025

### South LA

8475 S.  
Vermont Ave.  
2nd Floor  
Los Angeles,  
CA 90044

### Van Nuys

6262 Van  
Nuys Blvd.  
2nd Floor,  
Room 251  
Los Angeles,  
CA 91401

### San Pedro

638 S. Beacon  
Street  
Room 276  
San Pedro,  
CA 90731

### Counter

**Hours:**  
Monday,  
Tuesday,  
Thursday,  
Friday: 7:30  
am - 4:30 pm  
Wednesday:  
9:00 am - 4:30  
pm  
\* San Pedro &  
South LA  
offices are  
closed  
between noon  
- 1:00 pm daily

For  
Information  
you call:

the construction - - often many months.

Hence, all this cash flow really means is that we have collected the revenue for services which still have to be provided in the future. At the end of the day, it all evens out. There is a very tight nexus between the revenues we collect and the services we provide. There never is - - and legally can't be - - a windfall "profit" or "surplus".



In this newsletter we return to one of our favorite features - - highlighting new projects! This month we feature four great ones - - the grand opening of Forever 21, the topping out of the Broad Museum and Baxter BioScience and the on-going construction of Marriott's new Residence Inn and Courtyard Hotels in Downtown.

---

## LA Marriott - Courtyard Hotel and Residence Inn

3-1-1 (Inside  
LA City) or  
(213)  
473-3231  
(Outside LA  
City)



## LA Marriott's Courtyard Hotel and Residence Inn

A major project going on in Downtown is the construction of Marriott's two brand hotels, Residence Inn and Courtyard Hotel, located across the street from LA Live (CD14).

The project, developed by American Life Inc. and Williams & Dame Development, has a total of 373,000 square feet and a cost of \$168 million.

The Residence Inn will have 218 rooms and the Courtyard will have 175 rooms in a single 23-story high rise building. The hotels are expected to open in the mid year 2014 and is anticipating a silver LEED certification.

For more information about LA Marriott, please visit [www.amlife.us](http://www.amlife.us)

---

## The Broad



### Last steel beam of the Broad Museum



### The Broad Museum. Topping out Ceremony.

The Broad has topped out! On January 8, 2013, philanthropists Eli and Edythe Broad, accompanied by Mayor Villaraigosa, Council Member Jose Huizar and more than 100 construction workers celebrated the placement of the last steel

beam in the framing of the Museum.

The \$130 million contemporary art museum, located on Grand Avenue (CD14) in Downtown Los Angeles, is expected to open in mid-2014 and has already generated more than 600 jobs with several hundred more anticipated over the next year.

After workers and officials signed the 40-foot beam, the 294-foot construction crane lifted the 1,700-pound steel beam to the top of the structure.

If you would like to read more about The Broad, please view our [August 2012 Newsletter](#).

---

## Forever 21



Forever 21's newly finished headquarters.



## Forever 21. Grand Opening

Mayor Antonio Villaraigosa cut the ribbon for the grand opening of Forever 21's new headquarters located in Lincoln Heights (CD1) on November 11, 2012.

Previously used as a showroom for Macys, the 1.8 million square foot headquarters will comprise of distribution, e-commerce, office and warehouse space. With the opening of the new headquarters, Forever 21 will bring 1,800 distribution and corporate jobs to Los Angeles. The facility is also the first to bring a corporate campus style to the area.

If you would like to read more about Forever 21, please view our [September 2012 Newsletter](#).

---

## Baxter BioScience - Los Angeles



## Baxter's BioScience facility

A major project under construction North of Atwater Village is the multi-million dollar upgrade on Baxter's BioScience manufacturing facility (CD 13).

Benefiting from PDPP program to run the design and permitting process concurrently, Mr Bert Chai, from Baxter Labs, said he was able to complete his permit process on-time.

With 269,000 square feet of area and employing 1,000 workers, Baxter is another example of big facilities maintaining manufacturing jobs in LA.

If you would like to read more about Baxter's BioScience, please view our [February 2011 Newsletter](#).

---

## Our Mission Statement

The mission of the Department of Building and Safety is to protect the lives and safety of the residents and visitors of the City of Los Angeles and enhance the quality of life, housing, economic prosperity, and job creation. This is accomplished through advising, guiding, and assisting customers to achieve compliance with the Building, Zoning, Plumbing, Mechanical, Electrical, Disabled Access, Energy, and Green Codes; and local and State laws, through a timely, ethical, cooperative, and transparent process for the facilitation of construction and maintenance of commercial, industrial, and residential buildings throughout the City.

To add your e-mail to our distribution list, please [click here](#).

To remove your e-mail from our distribution list, please see below.

Past editions of our newsletter are available on our [website](#).

We want your feedback! Please [click here](#) to submit your comments and/or suggestions.

If you want to comment on the service(s) you received or file a complaint, please call our **Customer Hotline at (213) 482-0056**.

**LADBS Newsletter Editors: David Lara & Manuel Garcia**

This message was sent to duckworth.donald@gmail.com by:

**City of Los Angeles**  
**Department of Building & Safety**  
201 N. Figueroa Street, Suite 1000  
Los Angeles, CA 90012  
(213) 482-6800

